

TOWN OF LOS ALTOS HILLS

PLANNING COMMISSION AGENDA

REGULAR MEETING, THURSDAY, FEBRUARY 16, 2006 at 7:00 p.m.

Council Chambers, 26379 Fremont Road, Los Altos Hills www.losaltoshills.ca.gov

ASSISTANCE FOR PERSONS WITH DISABILITIES

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (650) 941-7222. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

2. PRESENTATIONS FROM THE FLOOR

Persons wishing to address the Commission on any subject not on the agenda are invited to do so now. Please note, however, that the Commission is not able to undertake extended discussion or take action tonight on non-agendized items. Such items will be referred to staff or placed on the agenda for a future meeting.

3. PUBLIC HEARINGS

Persons wishing to address the Commission should obtain a copy of the request form located at the table at the back of the Council Chambers and leave the completed form at the podium; this ensures that names and addresses are recorded accurately in the minutes. Please limit remarks to three minutes. This will assure time for all persons wishing to speak. Also, in the interests of time, please avoid redundancy with remarks made by previous speakers. If a large group wishes to express its views, the group should try to have one spokesperson.

If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described below, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Any interested party may appeal a determination of the Planning Commission to the City Council by filing a written notice of appeal with the City Clerk within twenty-three (23) days of the decision. A nonrefundable filing fee and a deposit for services shall accompany each notice of appeal, except that any member of the Council may file such an appeal without payment of a fee.

>Planning Commission Ex Parte Contacts Policy Disclosure

- 3.1 LANDS OF GRAHAM, 2344 Old Page Mill Road (238-05-ZP-SD); A request for a Site Development Permit for a 682 square foot addition and major remodel including 236 square feet added to the second story (no proposed change to the height of the building). The project includes alterations to the existing driveway. The applicant also requests a minimum setback of 10' from the top of Matadero Creek bank where 25' is the minimum per Section 10-2.702 (e) of the Site Development Code. CEQA status-Categorically Exempt per 15301(e) (staff-Brian Froelich);

- 3.2 LANDS OF GOESE, 13480 Wildcrest Drive (254-05-ZP-SD); A request for a Site Development Permit and a development area credit pursuant to the Town's Development Area Policy for a 1,637-square-foot array of free-standing solar panels (staff-Leslie Hopper);
4. OLD BUSINESS-none
5. NEW BUSINESS
 - 5.1 Discussion to consider amending Zoning and Site Development codes with regard to effective date, appeal, and Council review of actions for Zoning and Site Development Permits (Sections 10-1.1108-1110, 10-2.1305 and 10-2.1313) (staff-Debbie Pedro).
 - 5.2 Proposed Amendment to the Basement Ordinance (Section 10-1.208) (staff-Brian Froelich)
6. REPORT FROM THE CITY COUNCIL MEETING
 - 6.1 Planning Commission Representative for February 9th-Commissioner Collins
 - 6.2 Planning Commission Representative for February 23rd-Cancelled
 - 6.3 Planning Commission Representative for March 9th-Commissioner Cottrell
 - 6.4 Planning Commission Representative for April 13th-Commissioner Kerns
7. APPROVAL OF MINUTES
 - 7.1 Approval of February 2, 2006 minutes
8. REPORT FROM FAST TRACK MEETING- FEBRUARY 14, 2006
 - 8.1 LANDS OF ALLEGRA, 26721 Taaffe Avenue (202-05-ZP-SD-GD); A request for a Site Development Permit for a 1,141 square foot first and second story addition (maximum height 24'4" feet). (staff-Debbie Pedro)
9. REPORT FROM SITE DEVELOPMENT MEETING- FEBRUARY 14, 2006
 - 9.1 LANDS OF IRANI, 24008 Oak Knoll Circle (257-05-ZP-SD); A request for a Site Development Permit for a landscape screening plan (staff-Debbie Pedro).
10. ADJOURNMENT